

MINUTES OF MEETING
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held on Monday, June 10, 2019 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Rocky Morris	Chairman
Michael Steiner	Supervisor
Rod Swartz	Supervisor
Mike Reynolds	Supervisor
Jacqueline Collier	Supervisor

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	Operations Manager
Bruno Perez	VerdeGo Landscape
Jason Rodriguez	VerdeGo Landscape

FIRST ORDER OF BUSINESS

Call to Order

Mr. Perry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance at this time.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the May 13, 2019 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated we are 96% collected on your assessment receipts schedule. The check register totals \$143,975.04.

Mr. Steiner stated I mentioned a couple meetings back and again at this last meeting that I'm a little concerned with the heating bill for the pool. We are out of budget by about \$27,000 and I could find some of the receipts, but I can't find all of them. We were putting in \$3,000 in November, \$6,000 in December, almost \$3,000 in January, \$6,000 in February and

\$5,000 in March. Either we miscalculated on what was there or the use of the multiple heaters we put in changed things around. I know we had cold weather but that seems high.

Mr. Soriano stated I went back and looked at them and when I talked to you last I was missing one from January so you'll see on here we have October at \$3,524. They're right around \$2,500 to \$3,000 or so to fill so you will notice in December and February we had two fills. In March we filled once to use and the other is just sitting in the tank. I went back and compared to the old months. The \$3,000 budgeted was a mistake. We should have never done that in the first place.

Mr. Steiner stated I think we had \$15,000 prior to that.

Mr. Soriano stated when I look at it we're running about \$500 more a month with this set up, which really isn't bad. The efficiency we already knew was going to be a little less than that big boiler but that's not bad. The one thing I notice though, and I've mentioned this before, is every year we would normally shut down in the coldest month and we didn't do that this year. The middle of January is when in the past I would come to you and tell you we are going to shut it down and cover it all the way until March so that's about six weeks, which is that \$6,886 bill and then that's the March bill too that's over what we would normally do. If we had shut down we're down to \$15,784.

Mr. Steiner stated that's part of why I'm trying to draw attention to this because as I understood in previous meetings we basically have two to three residents that use it and that's an awful lot of expenditures to meet the needs of two to three residents.

Mr. Soriano stated if you remember, my suggestion was closing down during those coldest months even though those three still come out during January and February and they're consistent, but that's all we have. It's hard to shut it down and send out that email and then get responses saying I thought we were open. I think we have to set that standard from the very beginning going into the winter that we're open all the way until January 1st and then we're going to be closed until spring break and then we get everybody in that habit.

Mr. Steiner stated I think we just need to be sure to inform folks that this is not just an arbitrary decision to close down; that we are looking at this amount of expenditures and we have low attendance therefore it just doesn't make sense.

Mr. Soriano stated this will now be the third winter with these new heaters and these have operated better. We've only had one problem with the one sensor on one unit and they were still covered under warranty.

Mr. Steiner stated it's a cheaper repair and the redundancy gives us the ability to keep going even if one goes down so from that standpoint I thought it was a good decision but when we get to the budget we're forecasting \$45,000 based on what we've spent so far and while that's incorrect because in reality we won't have anything for the remaining months, we're still looking at taking that up to \$25,000 and that's a pretty hefty price.

Mr. Soriano stated I did take it up since we had that money in there just to say we don't go over budget but at the same time I think it is something we really need to look at again at whether we want to spend that much money.

Mr. Steiner stated I just wanted to draw attention to it because it is something that jumps out at me. One, we had a low estimate on what was there either inadvertently or whatever but last year we were \$15,000 over and this year we're \$20,000 over.

Mr. Soriano stated I did have one thought, and I don't know that it will increase usage but it's going to make lines in someplace else go up. That's the only pool that's open and one complaint that I do get is that is an adult only pool. We wouldn't be able to open that pool up for families unless we had some kind of staff here in the off season and that would be the only way we would be able to increase usage. If you look at places like Eagle Landing they have an adult pool but in the winter that is the only one that's available so they change it to a family pool and it goes back after spring break to an adult only facility. I don't see that helping out with cost, it will just help with usage.

Mr. Steiner stated the only other thing I had a question on was I noticed there was an increase in the engineering expenses.

Mr. Perry stated the engineering costs were budgeted at \$10,550 and year to date is \$15,100.

Mr. Steiner asked was that due to the quiet title?

Mr. Walters stated it wouldn't be related to the quiet title.

Mr. Soriano stated on this side most of the work has been with the building down here at the end of this road.

Mr. Perry stated I'll have to get back with you. I just don't know off hand.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2019-05,
Approving the Proposed Budget for Fiscal
Year 2020 and Setting a Public Hearing
Date for Adoption**

Mr. Perry stated we will be setting a date for adoption at our August 19th meeting, which is going to be an evening meeting. Assessments are not changing; we're keeping them at the same levels that you currently have. In regards to the administrative expenses they're pretty much flat for the year, which they typically always are. We will take a look at the engineering items there. In regards to the recreation fund, again assessments stay the same as they currently are. We're projecting revenues to be up by about \$3,000. In regards to administration those expenses go up by about \$9,000. A lot of that is we're bumping up some of the capital reserves and I'll talk a little bit more about that. Maintenance goes down by \$2,000 and then the recreation fund is going down by about \$6,000. As you said with the gas heat of the pool I had marked that on mine and I hadn't caught it earlier but we shouldn't be projecting \$17,500 for the next six months because it should be \$0 or \$2,000 or something like that so we will adjust that. Other than that there's very little movement in regards to the budget. In regards to capital projects we're probably going to end up at the end of the year at about \$800,000 and when we close out this fiscal year I'm projecting that we're going to have what I'll call excess cash in the general fund and that excess is probably going to be around \$250,000 or so and then also in the recreation funds we're going to have excess cash of about \$550,000 to \$600,000 so we are planning to come back to you and take those excess funds to move them into the capital reserve funds. We're not lowering assessments and we've built up cash over the last few years and we did fund that capital reserve a number of years ago but we can increase it a little bit more and we will be more than fully funded for our reserves based on the asset studies and it gives you some additional dollars if you want to make any improvements to any of the infrastructure around here or take on additional projects.

Mr. Steiner stated the only question I have on this is on the street lighting in looking at Willowbrook and deciding which way we want to go. Have any additional costs been factored into the projections?

Mr. Soriano stated not projected because if we go the route of just dropping a new meter it's going to be a one-time cost that's going to come out of repairs and replacements.

Mr. Steiner asked what about the monthly costs of the meter?

Mr. Soriano stated we shouldn't see that much of an increase because we already pay an account out there, it's just a flat rate account and now it will actually be metered. The lights on the trees are a low level addition.

Mr. Steiner stated you were projecting a \$15,000 increase in landscaping.

Mr. Soriano stated that's because of the contract. If you remember when we approved the RFP almost all of them had that increasing over three years. It's not like it used to be where every year was the same price.

Mr. Steiner stated no problem I just wanted to understand what that was in there for.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor resolution 2019-05, approving the proposed budget for Fiscal Year 2020 and setting a public hearing for August 19, 2019 at 6:00 p.m. was approved.
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FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated my first update is related to the quiet title action. I think I had told you they had filed their complaint and had got some objections, mostly from the original developer on some entitlement issues. They re-filed their amended complaint and they have been in the process of getting default judgments against what I will call the "non-interested parties"; the HOA, who is not going to fight it, and some lien holders from way back who just didn't extinguish their liens for whatever reason, so they're now in a position where they've got that and we've all been working on kind of a joint stipulated order, which is good because we get to have our hand in drafting it. I had a conversation with their attorney this morning and we think everyone is on board. Our main interest is protecting the assessment lien and making sure nothing within this quiet title would affect our lien so I think we have the language we want and then we will follow that process through. I think that should happen over the next 30-days and to the extent they can get their final order and final quiet title action done then I think we will start seeing more interest and movement related to that parcel.

Mr. Morris stated you had mentioned before about some interested parties already having conversations about the property?

Mr. Walters stated yes there have been a few developers and builders who are doing their due diligence and looking at what can be built there and how that will all work. Their interaction with us has mostly been how do the assessments work and getting them copies of the agreements so they can see how we did that refinancing so the good news on some level is there has been a fair amount of interest in it. I think once they get it figured out someone will be interested in it. Not that this locks anyone in or guarantees anything but most of those inquiries have been regarding a single-family concept or lower density townhouse style.

Mr. Morris asked increased number from what we had anticipated before?

Mr. Walters stated at least one of them was. The other one didn't talk numbers, they talked concepts so I couldn't really tell but I struggle to imagine that someone is going to come in at a lower number just given the economics of it.

The second item I handed out to the board members just before the meeting. It's been about four years since we've adjusted our rates and we have kind of an automatic provision in our agreements but I also want to bring it to the board because I don't want that to just show up. We're looking at a \$15 hourly rate increase, which is about 1.5% per year so it's kind of an inflationary increase. I don't expect that to impact to the budget. In fact, with some of these things winding down with the quiet title action I expect we will be well within budget. As always we will do everything we can to keep our numbers as low as possible and utilize paralegals where possible but the longer we wait the harder it gets sometimes so we don't want to be coming back every year, even though I think our agreement allows for that, but I did want to come and ask for a moderate increase.

Mr. Morris stated I think it's fair. I think it's within inflationary rates anyway.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the fee agreement from Hopping Green & Sams was approved.

B. District Engineer

There being none, the next item followed.

C. District Manager

Mr. Perry stated in regards to the budget, we will be updating the actuals prior to August. We are not required to do any mailed notices because there is not an increase in assessments.

D. Operations Manager – Report

Mr. Soriano stated we have had a couple of our events such as the schools out party. Now that school is out the pools are on full operational hours. If any of you were here this past Wednesday it was a mad house, especially with the weather the way it was. We also had two out of the three home swim meets. I did want to point out the usage with 5,711 people last month. If you remember, that is for a shortened period in May when we only operate every other day so this is higher than what it has been the last couple years and I'm guessing because of those couple weeks where it was 100-degree weather. They were out packing the last three weekends in May, not just Memorial Day weekend. We were at or above capacity. It's tough to watch and it's tough to deal with but the one thing we've always tried to get away from is shutting down the gates and telling families they can't come in until people leave. For those three weekends we had anywhere between 400-450 people on that pool deck. Our capacity is actually well under 400 but we know not everyone gets in the water at one time so I will actually have the lifeguards count the people that are in front of them. Memorial Day weekend the highest they got up to was about 130 people in the water and that number is a give and take. People are going to get in and out of the water while they're counting but they're generally pretty close and I go out there and count too when I'm here. That is not capacity. This large pool with the slides has a capacity of about 170 people so we're not quite there even though there are 400 people standing around. The health department would be happy if we stopped letting people in because we know half of the people that are deck can jump in the pool at any time. We really just try to watch what it is in the water. With that being said, those three weekends we were probably well over what should have been out there so I really tried to work with them and made sure the guards felt comfortable dealing with what was in the water. We've become strict on making sure it's only the people that really live here but we have a lot of people that live in this neighborhood so even if that small percentage of people want to come to the pool there may be a point where we actually have to close the gates and even if you live here you may not be able to come and enjoy the pool until a family leaves.

Mr. Swartz asked are they having the same issue over at Double Branch?

Mr. Soriano stated yes. They're a little bit smaller over there and they can hold about 100 people. The nice part about them is their three pools actually all work together. You have three pools here but one of your pools is actually disconnected and is only for adults so even though we have 450 people out here there are 20 adults sitting on that back deck. That pool holds almost 190. If it's a Saturday and a good 75% of our people checking in are all kids we know those kids are going to be in the water. It's the adults that don't always get in the water so when we have those high capacity of kids that's when we get close to that max occupancy. The one complaint we did hear a lot for May was the change in the guest passes. Nobody complained last year because we didn't enforce it. We started enforcing this year and some people complained in April but not until we got to that 100-degree heat on the weekends when everybody wants to bring their guests that they were mad. I was here for Memorial Day weekend and it was easy to turn around and point to the pool and say this is why we're doing this because you realistically may not be allowed to go to the pool and we may have to ask people to get out of the water. We just can't operate if there were that many people in the water. The other part is they don't like the word double. They seem to think it's so much more expensive. In the past our guest passes were the equivalent of \$5 so if you remember we made it cheaper but on the weekend you have to punch in two for every guest so it only becomes \$1 more expensive but the idea is we don't have a lot of guests in the pools on weekends when we as residents want to be there so they kind of got it but it was still a complaining point for Memorial Day weekend. It will take a while to get people used to that change. That is the only policy that has really changed in 15 years now.

We are making plans for the promenade project to start just after that 4th of July weekend. I was trying to see what we could start beforehand to get going. Over at your sister district we have a big green space project that we have been trying to get done for quite a few months. We were able to start clearing and do some minor work. Really there's nothing here. When we dig a hole we're going to plant a tree so it's pretty much we will start and that's it because there's no prep work.

I had mentioned the lighting proposal. There were two things I wanted to bring to you. Everybody was really more looking at Clay Electric. I haven't been able to meet with them yet. I had one appointment with them and they had to cancel. I would like to just drop a meter in because it would be easier for us. I did have the option of LED so I was going to bring some of

those to you. I didn't get the quotes that I wanted in time but I kind of pointed out to one of the companies that we have a problem on the high school side. We don't want to jet under the road for a low voltage line. This is 12-volts. We would have to put two units out there, one on each side of the road. It's just a little extra cost at the beginning but it's not high cost monthly because it would be solar if we're going that way and the LEDs would pay for itself. The more I look at the high school there is no way I can hide anything so these little pads that would collect our energy and have backup batteries in them would sit out in the open. On the Willowbrook side we wouldn't have a problem; there's landscaping and detail and nobody is going to mess with it. If you notice, we haven't had issues with the fence in quite a while because all of the houses are built back there. That's kind of turned me more off of the LED as far as the solar side. I'll still bring it back to you guys next month once these companies give me these quotes but I think we're going to have to look at dropping our own meter and as I said we have an account so right now we pay for all of the streetlights that go over that ramp and through the high school and it's set up as a flat-rate account. They charge us the same every month whether we have the lights on longer during the day or less; it really depends on lighting outside. If we put in a meter that may change and it could actually go down because it's currently a guesstimated cost. When I get a chance to meet with Clay Electric I'll bring that back to you.

Mr. Morris stated I had spoken to Jay earlier about the possibility of eliminating adding the lighting on the high school side and just doing it on the Willowbrook side and my thought was one, it would eliminate having to drop another meter over there and two, when you come over this way toward the high school you've got all of those parking lot lights there that light up the place anyway. The Willowbrook side on that landscaping there would in my opinion have more merit to put the landscaping on its side alone and forego the other side and that would minimize our installation costs.

Mr. Soriano stated I could look at that. It would definitely make it a lot easier. I'm still waiting to hear from Clay Electric because the other thought is if they allow me to I wouldn't have to drop a meter on that side once we have the account changing at one meter for all of those lights. They're usually not looking to do extra work on their accounts so we will see what they say but that may cut out the high school side anyway.

Mr. Steiner asked is there a walkway on the high school side?

Mr. Soriano stated yes.

Mr. Steiner asked are the parking lot lights illuminating that?

Mr. Soriano stated yes. Unless there's any questions for me on the maintenance items, I want to point out you have new trashcans. We weren't even done setting the concrete and people were throwing trash in there so they are getting used.

Mr. Steiner asked what is the DFE?

Mr. Soriano stated those are the small computers that run the motors.

Mr. Steiner asked okay so you've added fans out here as a first step measure or are you still looking at a redesign?

Mr. Soriano stated no we got bigger fans but the fans aren't actually cooling yet. Just changing the breaker and changing the position on them has seemed to do most of the work and they haven't shut off since. If I can get away with just that and the fans doing the work that will be great and we won't go to adding a cover. It's still something that may be out there for the future if I still have problems with that area but it's not a priority any more.

Mr. Swartz stated to go back to the pool being crowded, what is our build out? Once this new section is added are we at 90%?

Mr. Perry stated you're probably closer to 95%.

Mr. Swartz asked is there any way to expand the capacity of the pool reasonably?

Mr. Soriano stated probably not capacity here. I've talked to Jim about this and this would be more of a ten-year plan for me to create something else. The biggest problem is finding space. We would probably have to work with Peter to see what we can use. I think your biggest problem here is we just bring more of a crowd onto the deck and whether they are actually in the pool or not it's still going to create a problem. If we spread them out it's a little better. I've looked at other districts and you might see some places where they will pull out how many facilities they have for each 800,000 or 900,000 rooftops. We have a lot of homes and then the fact that we share. That's one of the reasons I cut out the big parties on holiday weekends. When there's something going on here this place is crazy and we're sharing it with your sister district and pulling in people from there. I think in the long run that would be what we would look at is if there's a possibility of adding something on some place else but that's a long-term plan.

Mr. Swartz stated we talked last year about the section where the tree came down. What is our plan on that? Are we still going to look at adding any kind of decking over there or a place where people could sit?

Mr. Soriano stated I had talked before about pavers and you guys have asked me to look at it. Even with the increase amount that you guys have given me it's still going to be something that is above and beyond what I can do. We would have flatten that area out because it is not level with the deck so we would have to actually create something and probably a lot of pouring concrete and installing a small gazebo there. There's not really a lot of shade in that pool although realistically it's also how much money do you want to spend for that area that doesn't get a lot of usage.

Mr. Swartz stated that's where I was going with it.

Mr. Morris asked would that be primarily for the swim meets and things where we have that overcrowding?

Mr. Swartz stated definitely when swim meets are going on to have space to put more people.

Mr. Morris stated what we could look at particularly with the extra funds is to look at some type of design even if it is a un-air conditioned type of facility.

Mr. Soriano stated it would be a nice area even for our pool monitors. All of the adults can just go right in back there. We have a pool monitor that goes around and tries to check people but they're not there every time. Plus on some of those weekends like Memorial Day weekend basically they were checking coolers. There were so many people back there drinking and it was a little belligerent and we had to kick a few out. That becomes a problem back there so if we had a little gazebo it might actually be an area for staff to sit and watch that back entry.

Mr. Morris stated it would be a great location.

Mr. Steiner stated I know where you're talking about but would it be something similar to what it is up here in front?

Mr. Swartz stated that's probably one end of the spectrum. It could just be something that creates a shady area. I was even thinking instead of going with pavers or concrete we could just have some sort of decking materials because it is kind of sloped so you could have a tier that comes down.

Mr. Soriano stated I can check on that. My concern there would be durability. If we our concrete it's going to be there forever.

When I was talking about storage buildings out there in the back I kind of referred to sheet metal and these are what I'm talking about. The back pages are precast and giving them options of what they could put out. They want a storage building also so we can stop carrying everything from one district back and forth to the other. We do share things like parts. A building like that is about \$8,600. It's something that we have to put together ourselves but that is kind of already engineered. I don't think it would be a problem during storms or anything. At the worst you might lose some sheet metal to a branch falling but for \$8,600 it's also not a problem.

Mr. Swartz asked do you have to pour a foundation?

Mr. Soriano stated you have to pour a slab. Not really a foundation but it needs a concrete slab to sit on.

Mr. Morris asked and that's primarily housing carts, equipment and such?

Mr. Soriano stated correct. That would give space to any extra storage we need that doesn't need to be locked up.

Mr. Morris stated it would be an upgrade to the trailer that is out there now.

Mr. Soriano stated yes that's what I was planning on. I didn't have pictures when I talked to you about that before and you guys had said you would like to move to it so we can get away from those little boxes that are back there but that's not something we're doing yet, I just wanted to get you a picture. Those buildings in the back of Double Branch are precast so they just come in all ready to go but they're about three times the cost.

Mr. Morris stated that's great, Jay. I like it.

Mr. Swartz asked have we already approved all of that?

Mr. Soriano stated we haven't approved dollars yet. You guys talked about the idea and were fine with that but as far as final costs we will find out what a slab will cost and we still need to guesstimate labor time and whether you want me to use my guys here or if we want to outsource it. If we outsource it will be a little higher compared to using my guys but the hard part about using my guys is when we do that I take them away from other things and I only have so many maintenance guys. I've saved the district a lot of money over the years with using them.

Mr. Perry noted at this time that Supervisor Collier left the meeting.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Audience Comments

Ms. Rachel Martorelli, 771 Mosswood Chase Street, stated I have a few things if you could possibly permit me more than three minutes. I've been speaking to some other members of the community about maybe some community volunteer days where we could get high school kids some sign off credit and scouts and stuff so I was wondering if this board might be able to help with that; maybe something quarterly? I was thinking two community cleanups a year, and maybe two community projects.

Mr. Soriano stated right now I do some through my office. I actually do quite a few hundred hours every year for the high school to volunteer and I have a list of kids that we go through constantly and send out information. Most of it is about events but I do use some to do other things. We are kind of limited on what we do for volunteers and in fact we've had this question before and we've asked that a lot of it be coordinated through the HOA when it comes to things like a neighborhood walk. We only have a few areas that we actually own but to walk up and down every road some of that to me is part of the HOA's responsibility.

Ms. Martorelli stated I was thinking we could maybe incentivize more people in the community to participate if we could throw them some guest passes. High school students need to volunteer but adults don't and they're better help than kids generally are so that was just something I wanted to bring up.

Mr. Soriano stated I always try to stay away from something like that because then it's no longer volunteering, it's paying for them. We do have a lot of people in our neighborhood so if they wanted to volunteer for free guest passes we'd get a lot of free work but it would create other problems.

Ms. Martorelli stated it's not always the pool. When my siblings come they like to use the gym. Another thing that I wanted to mention was I have been messaging and showing up to the meetings about trying to get more development in the park and I'm again trying to get more places because it's like screaming into the void but you guys are talking about expanding the pool. If we could get them to put in a splash pad maybe that could siphon off some stuff. I'm

still trying to get a dog park and a community garden. It's a big space but they're really only interested in helping out the Oakleaf Sports Association.

Mr. Swartz asked are you talking about back here?

Ms. Martorelli stated no I'm talking about the Oakleaf community park.

Mr. Soriano stated so you're talking about the county regional park. They're pretty cash strapped. That park was supposed to have a lot more money put to it by now.

Ms. Martorelli stated we should have a library and we should have a lot of stuff that the county is not doing.

Mr. Swartz stated this the wrong meeting then, I'm sorry to say. It's the second and fourth Tuesday of the month down at Green Cove. The County Commissioners are really the people you need to talk to. I'm with you but those are the people you need to bring it to.

Ms. Martorelli stated well barring them doing nothing I have to come back to you guys.

Mr. Soriano stated we could look at those type of things and even with those plans of improving on the areas that we want we just have to be careful. We're talking about trying to keep assessments down too. We've had one time where we were going to take it up and it was the only time we ever saw people at the meeting and it was a \$6 increase.

Ms. Martorelli stated the last thing was to your conversation about the tables and space. There is thing called a campus solar table so the solar panel provides a little bit of shade and then it also provides a place to plug in your cellphone. I think that would be a nice amenity so if you're considering something like that maybe consider that kind of table and kill two birds with one stone and put something out there for our young people.

Mr. Soriano stated I always try to be green on everything that we can so I'll look at it.

Ms. Christy Martin, 733 Briar View Drive, stated I wanted to talk about the pool. I am a supporter of the checking of IDs. I've lived here for almost 11 years and 11 years ago, even seven years ago there wasn't an overcrowding issue yet but now it's to the point where it's getting kind of ridiculous and I know when we scan our IDs, we're residents, we live here and we pay a lot of money to live in Oakleaf, but some people are renters and they've previously rented here or they've previously owned here and they have amenity passes and they're still using them to get into the facilities so I think a lot of the overcrowding has to do with a lot of that.

Mr. Soriano stated there are very few that can get that and a lot of that comes from ownership.

Ms. Martin stated but I know people that don't live here anymore that still use their pass.

Mr. Soriano stated the only way that happens is if there's nobody in the house yet and nobody has updated us so let's say you move out of your house and you rent and nobody else has come in yet, or the family coming in hasn't come to get their card yet, which we know happens a lot too. Your card will still work, especially if the owner hasn't updated us. With owned houses it's easy because we are able to go in and see who's supposed to be there but with the renters it's extremely hard and that's why our with our policies renters almost have to jump through more hoops to prove residency. It can happen. There are all kinds of ways people are going to try to get one over on us. If you know of somebody let me know and I will make sure I take care of those cards but I hear that all the time and somebody says I don't know who they are personally or what their address is. We do an audit so we go through and try to check the system. There are almost 7,000 units here so there 29,680 active cards. That's a lot for us to audit. It takes about eight months to go through all of those and that really only catches that year so we're in the second audit in the last five years. That's why we get the most complaints is because everybody thinks we're so strict but there's good reason for it. Before those computers were out there about six or seven years ago was when we had the last problem. Back then the YMCA operated here and they operated the way the health department would prefer it. When you hit that 200 and something people that are supposed to be in the pool that's when you close the gates but we don't really run it like that because we know not everybody is in the water at one time so they used to shut down back then and that was part of putting in the computers and paying the extra money to have these checking stations so we could ensure who was coming in. If you recall that first summer we were catching 40 or 50 families that were still using their old cards. If we have that the card is turned off but like I said there's always a way to try to get around it. We have the policy that says you have to update your driver's license and follow a federal ID law. The state and federal law says if you live here for an extended period of time you are a resident here and you update your driver's license. It used to be a few years ago it was 10 days for Florida. Florida has since changed to 30 days. We kept our policy to 10 days so we expect people to update their driver's license and they get a grace

period for 10 days. If they don't come back within that 10 days that card turns off. That only works where there are computers. If there are not computers we can't tell whether that card is good or not so we've talked about that on the playgrounds or the parks where they just have to show the card but at our pools that's the way it works. We have some exceptions to that. Police officers are written into law. Law enforcement doesn't provide driver's license so we have that written in there. Active duty we give leniency to so they don't have to change their driver's license. With an active duty family we don't do that so what I did was I worked with the bases and the local JAG office to find out what we're allowed to do and what we shouldn't be doing. For the families we give it to the soldier and he doesn't have to change his driver's license. The family though goes through what's called a PSD, personal support detachment. All of the bases have this department that will give me a letter saying yes we've verified that they actually live there. We had that because a couple of years ago we had four or five soldiers staying in one home and renting out rooms and they have a lease that actually spells this out but they're from Georgia or South Carolina so the family is coming down to visit on the weekends but they family doesn't really live here. We want to be as accommodating as possible. I did have one active duty lady that was complaining on Facebook last month and she had a lot of comments and posts and people explaining why we do it but people also supporting her because they thought we shouldn't be doing it because she was active duty. Her active duty status ended six months ago so she was kind of stuck. The bigger problem is she didn't want to change her driver's license for 20 days and she moved from one home in Oakleaf to another one but instead of talking to me she went on Facebook. We caught her out here one night and I said I'm not going to kick you out because you're here with your kids but you need to do this correctly. She scanned her kids cards first and everybody knows kids cards beep because they're not supposed to be there by themselves and then she scanned her card. There's a line of 15 people there so the supervisor didn't catch it and the supervisor over at Double Branch sees the same thing pop up on the computer and they caught it so they called me and let me know she was there. They also called the supervisor to try to find out why they let her in. She had already sent me an email and talked to me on the phone so she knew what she was supposed to do but she decided to do this anyway so we do have those cases where people are going to do their own thing anyway and try to get over on us but there is a reason for those policies.

Ms. Martorelli asked is there a way to check someone's ID the first time they go to the pool for the season and say you just need to provide your ID the first time?

Mr. Soriano asked you mean every year?

Ms. Martorelli stated yes like the first time I bring my kids to the pool they will check my ID against the computer, look at my address and say okay.

Mr. Soriano stated no we won't do it every single year. There is an end date on most leases and the bigger problem is a good amount of our leases are on month-to-month so we have trouble putting an end date in. Most owners that we have aren't going to provide the driver's license every year. With ownership it's a little easier. I can see who is getting taxed on their property. It's those other odd cases and usually it's the rentals.

Mr. Swartz asked we don't require the units here to do a registration of their renters do we?

Mr. Soriano stated HOAs do but we don't. I don't know how active the HOAs are with that.

Mr. Swartz stated for this purpose if you're trying to keep track of it and you had a registry then you don't have to keep checking the owners of them you can just hone in on those 10% or 20% that are active rentals.

Ms. Martorelli stated we homeowners are the ones paying the taxes. Why are we even letting renters in?

Mr. Swartz stated because the landlord is still paying the taxes for that person. We're saying that person is paying their share. The owner is not here personally and they're offering that as an incentive.

Mr. Walters stated I would argue we're legally required to allow at least long-term renters because that is the property right. A renter can be on this board. They are residents of the community whether they own the property or not.

Mr. Soriano stated they do sign away rights so we have that form and if the owner decides not to release their rights the tenants cannot get in no matter how much they argue with my staff unless the owner releases rights and we do have one or two that prefer to use the facilities and they don't live in Oakleaf they live close to here and they have told their tenants, no you can't get in. They rented it out like that and they are allowed to do that.

SEVENTH ORDER OF BUSINESS

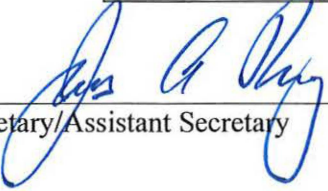
**Next Scheduled Meeting – July 8, 2019 at
2:00 p.m. at the Plantation Oaks Amenity
Center**

Mr. Perry stated our next regular meeting is going to be July 8th at 2:00.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morris seconded by Mr. Steiner with all in
favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman